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Mr. Tom Henry
Henry Development Services
3510 Tennis Court Lane
Bonita, CA 91902

July 3, 2006

RE: Results of a Biological Resources Survey of the Tennis Court Lane properties in Bonita

Dear Tom:

This letter presents the results of a biological resources field study of the Tennis Court Lane properties (APN 589-100-36 and -39) in the Bonita area of unincorporated San Diego County (Figure 1). The County has asked for this study due to concerns that proposed site redevelopment could adversely impact sensitive biological resources, including sensitive species and habitats. As you know, this project is subject to evaluation under provisions of the California Environmental Quality Act (CEQA), which requires that "significant" impacts be reduced to "less than significant".

PROJECT DESCRIPTION

Development of the approximately 6.16-acre Tennis Court Lane parcels will likely require grading to establish building pads, parking areas, and associated improvements. This constitutes your "project", as defined by CEQA. Site development will result in the removal of vegetation and the construction of structures with associated landscaping amenities, etc. For analysis purposes, it is assumed that the entirety of this small property will be affected by site development.

GOALS OF STUDY

The purpose of this study is to provide a baseline biological inventory of the site, delineate the onsite habitats, and search for signs of rare, endangered, threatened, or otherwise sensitive plants, animals, or habitats which have a potential to occur here. A plant and animal inventory was compiled during the fieldwork (Table 1), and a spring survey was conducted to search for ephemeral plants. The survey data were then used to assess the biological "resource values" of the site insofar as they could be affected by project approval and implementation.

METHODS

Shannon M. Allen, Biological Consultant conducted a baseline field survey of the Tennis Court Lane parcels on 27 April 2006. Weather conditions were suitable to field surveying, with overcast skies and temperatures in the mid to high 60°s.

The property was slowly walked, and all plants, animals, and habitats encountered were inventoried in the field. All areas of the property were examined during the survey. Naturalized plants and animals identified in association with the site were recorded, and are listed in Table 1 at the end of this report.

A “spring-time” rare plant survey was completed as a part of the survey for this report. The purpose of this survey was to search for signs of and identify ephemeral plants that were not detectable at other times of the year.

Plants were identified *in situ* or based on samples collected in the field and later keyed to the most reasonably definitive taxonomic level. A number of additional species would probably have been detected in the summer months, although at least 80% of the plants likely occurring on this site were recorded. Floral nomenclature used in this report follows Hickman (1993) and others. Plant communities follow Holland (1996, as amended).

Wildlife observations were made opportunistically. Binoculars were used to aid in observations and all wildlife species detected were recorded. Animal nomenclature used in this report is taken from Stebbins (1985) for reptiles and amphibians, American Ornithologist's Union (1983, as updated) for birds, and Jones, *et. al* (1992) (mammals).

RESULTS

Plant Communities

The property supports 100 percent non-native vegetation, is entirely surrounded by development, and clearly qualifies as an “infill” property. The onsite habitats include the following:

Urban/Developed (Holland Code 12000) – 5.56 acres

Urban/Developed habitat covers most of the project site. This consists of old concrete tennis court pads and related old improvements (paths, walls, etc). Additional areas of Urban/Developed habitat surround the property on generally all sides. These consist of homes, roads, etc. These areas have no biological resource value.

Non-native Grassland (Holland Code 42200) – 0.6 acre

The northern portion of APN 589-100-39 supports Non-native Grassland (NNG) vegetation. Habitat indicators include Wild Oat (*Avena fatua*), Wild Barley (*Hordeum murinum*), Cheeseweed (*Malva parviflora*), Wild Radish (*Raphanus sativus*), and numerous other non-native weedy grasses and forbs. The biological resource value of this habitat-type is low, although local raptors may forage in this area on occasion.

Plants

Thirty-one species of native and naturalized plants were detected during the site survey. Most of these (80%) are urban weeds. A complete list of the plants observed, listed alphabetically, can be found in Table 1, attached. These species are typical of disturbed habitats including ruderal grasslands and other similar areas.

Animals

Eight species of animals were detected onsite or in the immediate vicinity during the field surveys. The species detected are generally common forms, abundant in the site's vicinity, and tolerant of urban settings. The low number of animals detected is a reflection of the general openness and disturbed nature of the property. All animals detected during the field surveys are listed in Table 1, attached.

SENSITIVE RESOURCES

Sensitive Vegetation Communities

Vegetation communities (habitats) are generally considered "sensitive" if; (a) they are recognized by the County as being generally depleted; (b) they are considered rare within the region by local experts; (c) if they are known to support sensitive animal or plant species, and/or; (d) they are known to serve as important wildlife corridors or habitat linkages. These sensitive habitats are typically depleted throughout their known ranges, or are highly localized and/or fragmented.

Neither of the onsite habitat-types (Non-native Grassland, Urban/Developed) are considered sensitive in the County of San Diego or in the MSCP (Multiple Species Conservation Program) Subregional Planning area.

Sensitive Species

No sensitive plants or animals were detected on the subject project site during the field surveys. Sensitive plants are those listed as "Rare", "Endangered", "Threatened", "of Special Concern", or otherwise noteworthy by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the California Native Plant Society (CNPS), or other conservation agencies, organizations, or local botanists. Sensitive animals are those listed as "Rare", "Endangered", "Threatened", "of Special Concern" or otherwise noteworthy by the California Department of Fish and Game, the U.S. Fish and Wildlife Service, the National Audubon Society, or other conservation agencies, organizations, or local zoologists.

Numerous sensitive species are known to occur in San Diego County, some in the vicinity of this site. These are listed in Table 3. Most of these are either associated with habitats not found here (such as chaparral, sage scrub, vernal pools, etc) or are large and distinctive species that would not have been missed if encountered onsite. Because field surveying was conducted in the spring, the likelihood that any rare plants might have been missed is considered low.

PROJECT RELATED IMPACTS

Development as proposed could result in the following impacts (Table 2):

1. The loss of 5.56 acres of Urban/Developed habitat. This loss is considered **less than significant**, as defined by CEQA.
2. The loss of 0.6 acre of Non-native Grassland vegetation. This impact is considered **less than significant**, as defined by CEQA.

RECOMMENDATIONS

1. The County of San Diego may require mitigation for impacts to 0.6 acre of Non-native Grassland vegetation. This is because the County's MSCP Subarea Plan identifies mitigation requirements for this habitat-type. However, the property is considered an "infill" project, with little biological resource value, other than for wide-ranging foragers and other locally-common taxa. If mandated, the appropriate mitigation ratio would be $\frac{1}{2}$ - to- 1, meaning that no less than 0.3 acre-credits of offsite mitigation in a County -approved location would be recommended.

Thank you for the opportunity to provide this biological survey and report. Please contact me if you have any questions or concerns.

Very truly yours,



Vincent N. Scheidt
Certified Biological Consultant

Attachments: Bibliography
Figure 1. Site Location
Figure 2. Plant Communities/Habitats
Table 1. Flora and Fauna Detected
Table 2. Impact/Mitigation Analysis
Table 3. Sensitive Species Known from the Vicinity

Bibliography

American Ornithologists' Union, committee on classification and nomenclature. 1983. A.O.U. *Checklist of North American Birds*. Updated every 3 years.

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Skinner, M.W. and B.M. Pavlik. 1994. Inventory of Rare and Endangered Vascular Plants of California. CNPS, Special Publication No. 1. 5th Edition.

Stebbins, R. 1985. Western Reptiles and Amphibians. Peterson Field Guide Series, Houghton-Mifflin.

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Figure 1. Site Location - U.S.G.S. "National City, California" 7.5' Quadrangle

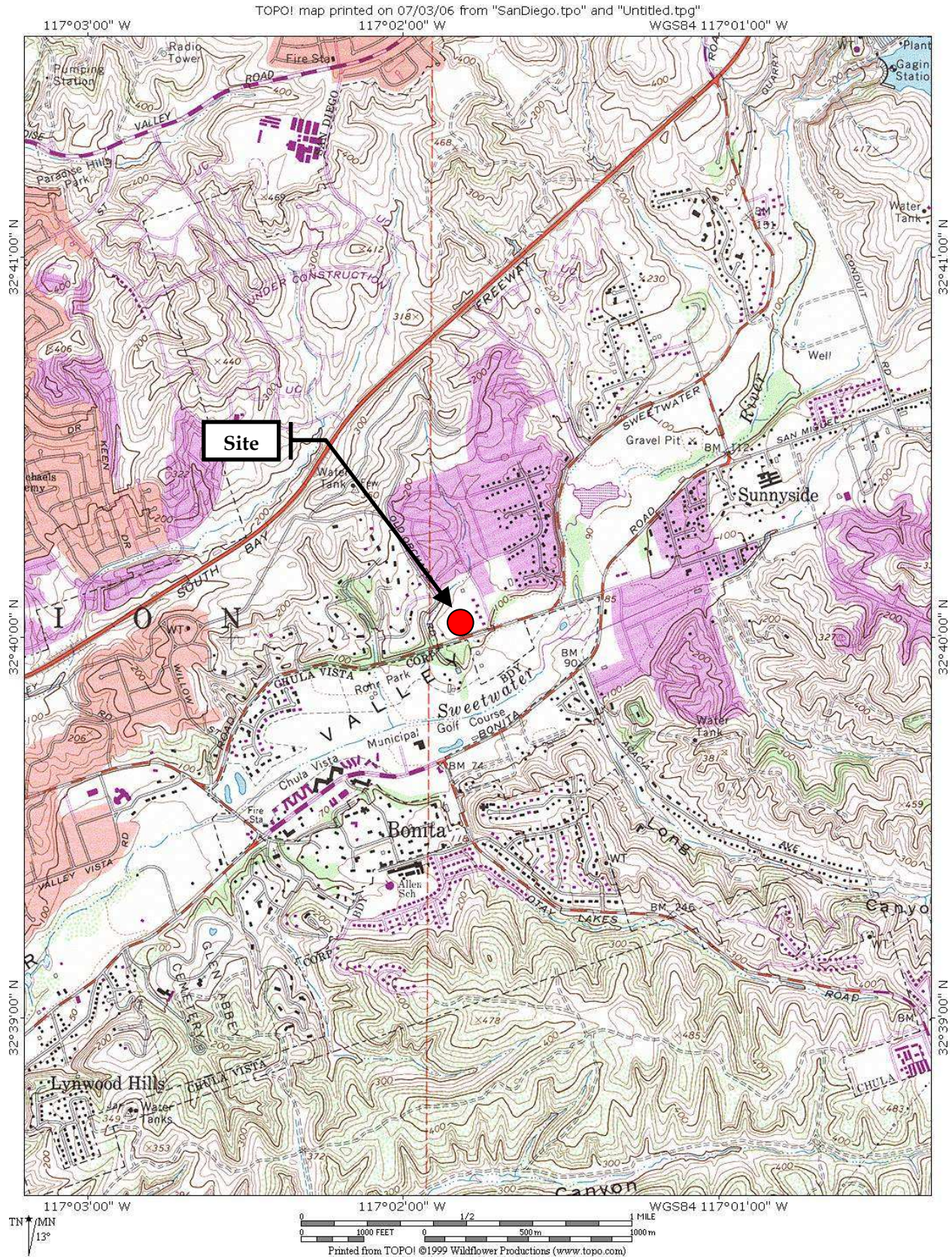


Figure 2. Plant Communities/Habitats – Tennis Court Lane Project Site



Legend:



	= Non-native Grassland
	= Urban/Developed

Table 1. Flora and Fauna Detected – Tennis Court Lane Project Site

<u>Scientific Name</u>	<u>Common Name</u>
<u>Plants</u>	
<i>Aptenia cordifolia</i> *	Red Apple Iceplant
<i>Artemisia californica</i>	California Sagebrush
<i>Avena fatua</i> *	Wild Oat
<i>Baccharis glutinosa</i>	Mule Fat
<i>Baccharis sarothroides</i>	Broom Baccharis
<i>Brassica geniculata</i> *	Perennial Mustard
<i>Bromus diandrus</i> *	Ripgut Brome
<i>Conyza bonariensis</i> *	Horseweed
<i>Conyza canadensis</i> *	Common Horseweed
<i>Cynodon dactylon</i> *	Bermuda Grass
<i>Erodium cicutarium</i> *	Red-stem Stork's-bill
<i>Gnaphalium bicolor</i>	Bicolor Cudweed
<i>Gnaphalium canescens</i>	Fragrant Everlasting
<i>Heterotheca grandiflora</i> *	Telegraph Weed
<i>Hordeum murinum</i> *	Wild Barley
<i>Hypochaeris glabra</i> *	Smooth Cat's-tongue
<i>Lactuca serriola</i> *	Wild Lettuce
<i>Malva parviflora</i> *	Cheeseweed
<i>Melilotus indicus</i> *	Indian Sweet Clover
<i>Mesembryanthemum edule</i> *	Hottentot Fig
<i>Microseris lindleyi</i>	Silver Puffs
<i>Nerium oleander</i> *	Oleander
<i>Nicotiana glauca</i> *	Tree Tobacco
<i>Olea europaea</i> *	European Olive
<i>Pennisetum setaceum</i> *	African Fountain Grass
<i>Poa annua</i> *	Annual Bluegrass
<i>Portulaca oleracea</i>	Common Purslane
<i>Raphanus sativus</i> *	Wild Radish
<i>Salsola pestifer</i> *	Russian Thistle
<i>Senecio vulgaris</i> *	Common Groundsel
<i>Sonchus oleraceus</i> *	Sow Thistle
<u>Birds</u>	
<i>Carduelis psaltria</i>	Lesser Goldfinch
<i>Carpodacus mexicanus</i>	Housefinch
<i>Mimus polyglottos</i>	Mockingbird
<i>Sayornis nigricans</i>	Black Phoebe
<u>Mammals</u>	
<i>Spermophilus beecheyi</i>	California Ground Squirrel
<i>Sylvilagus audubonii</i>	Desert Cottontail
<i>Thomomys bottae</i>	Valley Pocket Gopher
<u>Reptiles</u>	
<i>Uta stansburiana</i>	Side-blotched Lizard

* = non-native taxon

Table 2. Impact/Mitigation Analysis - Tennis Court Lane properties, Bonita

<u>Biological Resource</u>	<u>Onsite Acres (Pre-development)</u>	<u>Acres Preserved (Post-development)</u>	<u>Acres Impacted (Post-development)</u>	<u>Mitigation Required¹</u>
Non-native Grassland	0.6 acre	none	0.6 acre	none
Urban/Developed Habitat	5.56 acres	n/a	5.56 acres	none
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Totals	6.16 acres	none	6.16 acres	none

¹ - Because less than one acre of NNG is being impacted, no mitigation is recommended. Should mitigation be required, no less than 0.3 acre-credits of NNG or higher "Tier" habitat should be secured in a County-approved location.

Table 3. Sensitive Species Known from the Vicinity - Tennis Court Lane properties, Bonita

Scientific Name	Common Name	Federally Endangered	Federally Threatened	State Endangered	State Threatened	State Rare	Coastal Sage Scrub	Mixed Chaparral	Grassland	Riparian	Oak Woodland	Chamise Chaparral	Mixed Conifer	Closed Cone Forest	Pinon-Juniper	Freshwater Marsh	Desert Scrub	Desert Wash	Salt or Alkali Marsh	Vernal Pools	Montane Meadow	Coastal or Desert Dune	Lakes and Bays	Probability of Occurrence
<i>Acanthomintha ilicifolia</i>	San Diego Thornmint		X	X			X		X			X								X				L
<i>Accipiter cooperii</i>	Cooper's hawk								X	X	X													M
<i>Adolphia californica</i>	San Diego adolphia						X		X															L
<i>Agelaius tricolor</i>	Tricolored blackbird								X	X						X								L
<i>Ambrosia pumila</i>	San Diego Ambrosia	X					X		X	X										X				L
<i>Ammodramus savannarum</i>	Grasshopper sparrow								X															L
<i>Anniella pulchra pulchra</i>	Silvery legless lizard						X		X	X												X		L
<i>Aquila chrysaetos</i>	Golden eagle						X	X	X		X	X	X	X	X									L
<i>Ardea herodias</i>	Great blue heron								X							X							X	L
<i>Athene cunicularia hypugea</i>	Burrowing owl						X		X								X					X		L
<i>Brodiaea orcuttii</i>	Orcutt's brodiaea								X	X	X	X								X				L
<i>Buteo regalis</i>	Ferruginous hawk (Winter)								X							X								L
<i>Camissonia lewisii</i>	Lewis sun cup						X		X															L
<i>Campylorhynchus brunneicapillus couesi</i>	San Diego cactus wren						X																	L
<i>Cathartes aura</i>	Turkey vulture						X	X	X	X	X	X	X	X										L
<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse						X	X	X		X	X	X											L
<i>Circus cyaneus hudsonius</i>	Northern harrier								X							X			X					L
<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail						X	X	X	X		X												L
<i>Coleonyx variegatus abboti</i>	San Diego banded gecko						X		X			X												L
<i>Convolvulus simulans</i>	Small flowered morning glory						X		X															L
<i>Elanus caeruleus</i>	Black-shouldered kite								X	X														L
<i>Eremophila alpestris actis</i>	Horned lark								X												X			M
<i>Eumops perotis californicus</i>	Greater western mastiff bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M
<i>Falco columbarius</i>	Merlin (Winter)								X										X					L
<i>Ferocactus viridescens</i>	Coast barrel cactus						X																	L
<i>Harpagonella palmeri</i>	Palmer's grappling hook						X		X			X												L
<i>Hemizonia paniculata</i>	Paniculate tarplant								X	X														L
<i>Hemizonia conjugens</i>	Otay tarplant		X	X					X															L
<i>Holocarpha virgata elongata</i>	Graceful tarplant								X															L
<i>Iva hayesiana</i>	San Diego marsh elder						X			X									X					L
<i>Lanius ludovicianus</i>	Loggerhead shrike						X		X	X	X						X	X						M
<i>Lepidium virginicum robinsonii</i>	Robinson pepper grass								X															L
<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit						X	X	X		X	X	X	X										M
<i>Microseris douglasii platycarpha</i>	Small flowered microseris								X															L
<i>Muilla clevelandii</i>	San Diego goldenstar						X		X			X								X				L
<i>Myosurus minimus apus</i>	Little mousetail						X		X			X								X				L
<i>Navarretia fossalis</i>	Spreading navarretia		X				X		X			X								X				L
<i>Nyctinomops macrotis</i>	Big free-tailed bat						X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	M
<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard						X	X	X	X		X	X											L
<i>Scaphiopus hammondi</i>	Western spadefoot toad						X	X	X	X	X	X			X					X				L
<i>Taxidea taxus</i>	American badger						X	X	X		X	X	X		X		X	X			X			L

Probability of Occurrence Codes:

L - Low Probability; rare species in area, and no significant habitat (animals); *or* distinctive perennial that would not have been missed if present onsite (plants). **M** - Moderate Probability; could be expected to occur onsite on at least an occasional basis, based on habitat quality (animals); *or* could occur onsite, but very rare, and/or poorly known (plants). **H** - High Probability; nearly certain to occur onsite on a regular basis (animals), but cryptic; *or* ephemeral species known from the immediate vicinity, but seasonal in occurrence (plants). **O** - Observed; see text for detailed discussion.